



**MINUTES OF THE PROCEEDINGS OF THE MEETING OF THE PLANNING COMMITTEE
HELD IN MOSSLEY MILL ON MONDAY 22ND JULY 2019 AT 6.00 PM**

- In the Chair** : Alderman - P Brett
- Committee Members Present** : Aldermen – F Agnew, T Campbell, and T Hogg
Councillors – J Archibald, H Cushinan, S Flanagan, R Lynch, R Kinnear, M Magill, R Swann, and B Webb
- Non-Committee Members Present** : Councillors - A Bennington, J Gilmour, S Ross
- In Attendance** : Stacey Ward – Public Speaker
Robin Park – Public Speaker
David Donaldson – Public Speaker
Stuart Barnett – Public Speaker
- Officers Present** : Deputy Chief Executive - M McAlister
Borough Lawyer & Head of Legal Services – P Casey
Legal Services Officer (Solicitor) – E Keenan
Head of Planning – J Linden
Principal Planning Officer - B Diamond
Senior Planning Officer – K O'Connell
Planning Assistant – A Leatham
Planning Assistant – L Zecevic
Media & Marketing Officer – J Walmsley
ICT Change Officer – A Cole
Member Services Officer - S Boyd
Mayor and Member Services Officer – S Fisher

CHAIRPERSON'S REMARKS

The Chairperson welcomed Committee Members to the July Planning Committee Meeting and reminded all present of the protocol for speaking, timeframes accorded and of the audio recording procedures.

The Chairperson advised Members that Items 3.9 and 3.15 had been withdrawn by the applicants, Addendum reports for Items 3.10, 3.11 and 3.17 had been circulated with hard copies being provided for them in the Chamber, and that additional information relating to item 3.11 had been made available on the Planning Portal in advance of the meeting.

The Borough Lawyer & Head of Legal Services reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

1 APOLOGIES

Chief Executive – J Dixon

2 DECLARATIONS OF INTEREST

3.10 - Alderman Brett

PART ONE GENERAL PLANNING MATTERS

ITEM 3.1

G/LEG/44 PROTOCOL FOR THE OPERATION OF THE PLANNING COMMITTEE

Officers wished to bring to the attention of Members three matters in relation to the Protocol for the Operation of the Planning Committee:

1. Scheme of Delegation.
2. Distribution of information to Members.
3. Site visits.

1. Scheme of Delegation

Members were reminded that at the annual meeting on 13 May 2019 Members approved the revised Standing Orders which contains the Protocol for the Operation of the Planning Committee. Unfortunately the version of the Protocol approved by Members did not contain the most up to date version of the Scheme of Delegation for planning matters which received final Council approval in 2017.

The changes to the Scheme of Delegation in 2017 are as follows:

- i. Members resolved that the call in period for Members to refer a planning application to the Planning Committee is amended from 25 days to 21 calendar days or 3 weeks from the date of validation.
- ii. Members resolved that the Scheme of Delegation be amended to allow Officers to initiate prosecution proceedings in relation to the following:
 - Unauthorised display of advertisement(s).
 - Unauthorised works to trees protected by a Tree Preservation Order or within a Conservation Area.
 - Unauthorised works for the demolition, alteration or extension of a building in a Conservation Area.
 - Unauthorised works for the demolition, alteration or extension of a Listed Building.
- iii. Members resolved that an application that would introduce fundamental changes to a major application that has been determined by the Planning Committee should be brought before the Committee for determination.

These changes were approved by the Department for Infrastructure and took effect from 1 May 2017.

2. Distribution of information to Members

The current practice is for Officers to forward all information accompanying requests for speaking rights at Committee to Members. Based on feedback from Members, Officers suggest that they will prepare an addendum report(s) regarding any

updated information received after the Planning Committee agenda is issued that is required to inform a decision, or Officers may update Members verbally at the meeting in respect of the same. Therefore the said information will not be sent to Members as they will be informed about the information in the updated report(s) and referred to the information on the Planning Portal.

3. Site Visits

In relation to the attendance at site visits Officers would suggest the following addition to paragraph 40:

However, a Member may already be familiar with the site and therefore feel there is no need to attend, or a Member may familiarise themselves with the site at their own convenience, or a Member is content to make a decision based on the information before them.

Officers have made changes to the circulated Protocol at paragraphs 16, 29, 40 and Appendix 2 to reflect the above mentioned amendments.

Proposed by Alderman Hogg

Seconded by Alderman Campbell and unanimously agreed

that the amendments to the Protocol for the Operation of the Planning Committee as outlined be approved.

ACTION BY: Paul Casey, Borough Lawyer & Head of Legal Services

ITEM 3.2

P/PLAN/1 DELEGATED PLANNING DECISIONS AND APPEALS

A list of planning decisions issued by Officers during June 2019 under delegated powers was circulated for Members attention together with information received this month on planning appeals.

Proposed by Alderman Hogg

Seconded by Councillor Flanagan and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.3

P/PLAN/1 - NORTHERN IRELAND PLANNING STATISTICS – ANNUAL STATISTICAL BULLETIN FOR 2017-2018

The Northern Ireland Planning Statistics 2018/19 Annual Statistical Bulletin, a copy of which was circulated, was released on 20 June 2019 by the Department for Infrastructure's Analysis, Statistics and Research Branch. This is the fourth annual

statistical report on activity and performance since the transfer of planning powers to councils in April 2015.

The figures showed that during 2018-19, the total number of planning applications received in Northern Ireland was 12,541, a decrease of 3% on the previous financial year. The figures also highlight that 12,156 decisions were issued across Northern Ireland, a decrease of some 1% on the previous year.

Notwithstanding the decrease in applications received across Northern Ireland during 2018-19, the local figures for the Antrim and Newtownabbey Borough show a slight increase of some 2% from 730 applications received in 2017-18 to 744 received during 2018-19. Over 740 decisions were issued by the Planning Section during the year, an increase of some 3% on 2017-18. The Council recorded an overall approval rate of 94.5% which compares favourably with the Northern Ireland average of 93.2%.

There were 226 live cases in the Borough at 31st March 2019 which is a reduction of some 35 cases from 31st March 2018. Members will in particular wish to note that, whilst the absolute number of applications more than 12 months old has remained reasonably static since last year at 13 cases, this equates to some 5.8% of the Council's live planning applications which is the lowest proportion of all 11 Councils.

Performance against statutory targets

In relation to performance against targets the Department for Infrastructure (DfI) figures show that the Council met all the statutory targets this year.

The Council took on average 24.2 weeks to process and decide **Major** planning applications during 2018-19 against the target of 30 weeks. This performance ranks third out of the 11 Councils, is well ahead of the NI average of 59 weeks, and marks an improvement over the 40 weeks recorded for 2017-18. In total 14 Major applications were decided by the Committee during 2018-19 all of which, bar one, were approved. Critically the Council recorded the highest proportion of major applications processed within the target at almost 80% compared to an average across all Councils of 28%. The Planning Section continues to prioritise this work area.

The DfI figures show that the Council took on average 12.4 weeks to process and decide **Local** planning applications during 2018-19 against the target of 15 weeks. This performance shows a slight dip against 2017-18, but still ranks third out of the 11 Councils where an average processing time of 14.8 weeks across all Councils has been recorded. In relation to the proportion of cases processed within target the Council ranked second out of all 11 Councils with over 70% of cases processed.

In relation to enforcement the DfI figures highlight that the Council's planning enforcement team concluded 94% of cases within 39 weeks against the performance target of 70%. This maintained the Council's strong performance recorded over the last 3 years and once again ranked first out of all Councils. The Planning Section recorded an average time of 11.8 weeks, to process 70% of enforcement cases to target conclusion compared to 27.6 weeks across all Councils.

In summary, the Council has again improved its performance overall this year when measured against the 3 statutory indicators, meeting all targets for the first time in three years, whilst maintaining control over the backlog of applications over 12 months old. Read in their entirety, the statistics suggest that the Council's Planning Section recorded the highest overall performance of all Councils during 2018/19.

Proposed by Alderman Campbell
Seconded by Councillor Webb and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.4

PLANNING APPROVALS GRANTED BY THE DEPARTMENT FOR INFRASTRUCTURE TO APPLICATIONS FOR A MAJOR URBAN EXTENSION IN BALLYCLARE INCLUDING FIRST PHASE OF THE BALLYCLARE RELIEF ROAD

- (A) RESERVED MATTERS PLANNING APPLICATION REFERENCE LA03/2018/1011/RM – MAJOR URBAN EXTENSION, BALLYCLARE**
- (B) SECTION 54 PLANNING APPLICATION REFERENCE LA03/2018/0601/O – TO VARY PLANNING CONDITIONS ATTACHED TO OUTLINE PERMISSION U/2006/0377/O**
- (C) SECTION 54 PLANNING APPLICATION REFERENCE LA03/2019/0149/O – TO VARY PLANNING CONDITIONS ATTACHED TO OUTLINE PERMISSION U/2006/0377/O**

Members recalled that the Department for Infrastructure had previously written to the Council to advise that it had issued Notices of Opinion that planning approval should be granted to the following applications subject to a range of conditions and seeking to ascertain whether the Council would be seeking a public hearing on the applications (reported to the full Council meeting held in April 2019).

APPLICATION A: LA03/2018/1011/RM
Proposal: Major urban extension to include residential neighbourhood, southern section of Ballyclare Relief Road, local centre, riverside park and other open spaces, children's play areas and associated works.
Location: Lands extending from north of Doagh Road (opposite No. 141 Doagh Road) to the Templepatrick Road, Ballyclare immediately west of the cemetery, Huntingdale and Dennisons Industrial Estate.
Applicant: Ballyclare Developments Ltd

APPLICATION B: LA03/2018/0601/O
Proposal: Application to vary condition 3 (Phasing Plan), condition 10 (occupation of dwellings), condition 19 (Travel Card), condition 21 (cycle infrastructure), condition 31 (Environmental Management Plan), condition 42 (landscaping details), condition 44 (Landscape Masterplan), and non-compliance with condition 4

(Phasing Plan), condition 9 (access arrangements), condition 11 (road drainage), condition 16 (TAS approval), condition 17 (geotechnical approval) and condition 18 (road safety audit) of planning permission U/2006/0377/O for major urban extension to include: residential neighbourhood, southern section of Ballyclare Relief Road, local centre, riverside park and other open spaces, children's play areas and associated works.

Location: Lands extending from north of Doagh Road (opposite No. 141 Doagh Road) to the Templepatrick Road, Ballyclare immediately west of the cemetery, Huntingdale and Dennisons Industrial Estate.

Applicant: Ballyclare Developments Ltd

APPLICATION C: LA03/2019/0149/O

Proposal: Application to Vary Condition 3 (revised Transport Statement), and Condition 10 (delivery of the entire relief road prior to commencement) and removal of Condition 8 (400 Unit limit) of Planning Permission U/2006/0377/O for major urban extension to include; residential neighbourhood, southern section of Ballyclare Relief Road, local centre, riverside park and other open spaces, children's play areas and associated works.

Location: Lands extending from north of Doagh Road (opposite No. 141 Doagh Road) to the Templepatrick Road, Ballyclare immediately west of the cemetery, Huntingdale and Dennisons Industrial Estate.

Applicant: Ballyclare Developments Ltd

Full details on the above applications, including the application forms, relevant drawings, consultation responses and any representations received are available to view at the Planning Portal www.planningni.gov.uk

At its April meeting the Council noted the Department's Notices of Opinions and resolved not to seek a hearing on these applications. Officers would now advise that all three applications were approved by the Department on 22 May 2019.

In essence these applications taken together introduce a phasing plan for the major urban extension to the western part of Ballyclare previously approved by the then Department of the Environment in 2011. The phasing plan includes delivery of the first phase of the Ballyclare Relief Road between the Templepatrick Road and the Doagh Road together with associated development (272 dwellings are proposed together with a local centre, riverside park and other open spaces). It should however be noted that a stipulation has been maintained that none of the housing or other buildings proposed in this part of the development can be occupied until the first phase of the road link is completed.

Proposed by Alderman Campbell

Seconded by Alderman Hogg and unanimously agreed

that the report be noted.

NO ACTION

ITEM 3.5

HR/LD/016 NILGA ACCREDITED PLANNING PROGRAMME FOR ELECTED MEMBERS SEPTEMBER 2019

NILGA wrote to advise that it is again running an accredited Local Planning Leadership Programme as part of its Regional Programme for Member Development.

Two Members of the Council had previously completed this programme, Alderman Smyth and Councillor Webb, and NILGA is again seeking two Members from each Council for the forthcoming programme.

The accredited programme is considered to represent a particularly good opportunity for Members involved in the Council's Planning Committee to obtain an 'anchor' qualification, which would be very beneficial for the future.

Proposed Programme

The programme starts on 20 September 2019 finishing in April 2020 and consists of 7 modules run over 3 hour monthly sessions. The Regional Member Development Group has again commissioned planning and development specialists who have co-designed the programme with relevant speakers and contributors delivering each module.

Costs

The cost this year will be a maximum £475 per Member depending on numbers which does not include travel expenses. The Pilot Programme in 2018 was free to Councils.

The Chairperson noted that Councillor Lynch had indicated an interest in participating in this programme.

Proposed by Councillor Webb

Seconded by Alderman Hogg and unanimously agreed

that two Members undertake the NILGA Planning Programme at a maximum cost of £950 and any interested Members communicate with the Head of Planning, John Linden.

ACTION BY: *John Linden, Head of Planning*

ITEM 3.6

P/PLAN/1 NILGA CHANGING PLACES CONFERENCE IN ENNISKILLEN ON TUESDAY 8 OCTOBER 2019

NILGA wrote to advise that it is hosting a one day planning conference titled 'Changing Places: Planning, Place-shaping and Place-making in Northern Ireland' on Tuesday 8 October 2019 in the Killyhevlin Hotel, Enniskillen.

This event is free for Elected Members and Officers and each Council has been allocated 6 places by NILGA.

Proposed by Alderman Campbell
Seconded by Alderman Hogg and unanimously agreed

that Councillor Webb be nominated and any other interested Members communicate with the Head of Planning, John Linden, with any remaining places to be filled by Officers.

ACTION BY: John Linden, Head of Planning

ITEM 3.7

P/PLAN/1 DFC CONSULTATION ON REVISED DESIGN GUIDE FOR TRAVELLER SITES IN NORTHERN IRELAND

The Department for Communities (DfC) had written to the Council (copy circulated) to advise that it had undertaken a comprehensive review of design guidance previously issued by the then Department the Environment in 1997 for Traveller sites in Northern Ireland.

DfC is currently undertaking a focussed consultation process on a revised Design Guide for Traveller Sites in Northern Ireland (copy circulated) and has requested that any comments should be made by 31 July 2019.

Having reviewed the revised guidance, which is primarily aimed at those responsible for bringing forward proposals for Traveller Sites, namely the NI Housing Executive and Housing Associations, the Planning Section advised it had no specific comments to make, but would nevertheless welcome the updated guidance. A draft response to this effect had been prepared and was circulated. Members noted that the Draft Design Guide is also currently being reviewed by the Council's Environmental Health Section and this is reflected in the draft response.

Proposed by Alderman Campbell
Seconded by Councillor Magill and unanimously agreed

that the Council writes to DfC welcoming the updated guidance.

ACTION BY: John Linden, Head of Planning

PROPOSAL TO PROCEED 'IN CONFIDENCE'

Proposed by Alderman Hogg
Seconded by Councillor Magill and agreed

that the following Committee business be taken In Confidence.

The Chairperson advised that audio recording would cease at this point.

ITEM 3.8 - IN CONFIDENCE

P/PLAN/34 – PLANNING ENFORCEMENT REPORT 2018-2019 – QUARTER 4

The Northern Ireland Planning Statistics 2018-19 Statistical Bulletin, incorporating Quarter 4, was released in June 2019 by the Department for Infrastructure's (DfI) Analysis, Statistics and Research Branch. It includes information on the Council's performance on enforcement cases measured against the statutory performance targets set by DfI.

The Quarter 4 report was circulated and in view of the sensitive nature of some of this information was presented in confidence.

The DfI figures highlighted that the Council's planning enforcement team opened 145 cases during the period, compared to 111 in the previous quarter. 137 cases were closed, compared to 115 during the previous quarter. The Section processed 97.6% of enforcement cases to target conclusion with the 39 week target compared to 94.3% during the previous quarter. Prosecution was initiated in relation to 5 cases, compared to the initiation of 9 prosecutions during the previous quarter.

Members noted that the Council has maintained its status as the top performing Planning Enforcement Team in Northern Ireland during both the quarter and for the period 2018-19.

Proposed by Alderman Agnew
Seconded by Councillor Flanagan and unanimously agreed

that the report be noted.

NO ACTION

PROPOSAL TO MOVE OUT OF 'IN CONFIDENCE'

Proposed by Councillor Kinnear
Seconded by Councillor Archibald and agreed

that any remaining Committee business be conducted in Open Session.

At this point, the Chairperson advised there would be a short interval, with the remainder of Committee business resuming at 6.30pm when the meeting would be open to the public and audio recording would resume.

Proposed by Councillor Magill
Seconded by Alderman Campbell

that the Committee go into recess until 6.30pm.

CHAIRPERSON'S REMARKS

The Chairperson welcomed everyone to the meeting and reminded all present of the protocol for speaking and timeframes accorded.

The Chairperson advised Members that Items 3.9 and 3.15 had been withdrawn by the applicants, that Addendum reports for Items 3.10, 3.11 and 3.17 had been circulated with hard copies being provided for them in the Chamber, and that additional information relating to item 3.11 had been made available on the Planning Portal in advance of the meeting.

The Borough Lawyer & Head of Legal Services reminded Members about a number of issues in relation to their role as Members of the Planning Committee and their obligations under the Code of Conduct.

1 APOLOGIES

Chief Executive – J Dixon

2 DECLARATIONS OF INTEREST

3.10 - Alderman Brett

PART TWO DECISIONS ON PLANNING APPLICATIONS

ITEM 3.9 APPLICATION NO: LA03/2019/0190/F

| | |
|-----------------------|---|
| PROPOSAL: | Proposed erection of an extension to Parkgate Meadows, comprising 2 no. detached houses, 6 no. semi-detached houses, 4 no. apartments and associated communal parking |
| SITE/LOCATION: | 30m west of No. 2 The Grange, Grange Road, Parkgate, Co. Antrim |
| APPLICANT: | Kenny Homes |

The Chairperson advised Members that this application had been withdrawn by the applicant.

NO ACTION

Alderman Brett left the Chamber having declared an interest in Item 3.10 and Councillor Lynch took the Chair.

ITEM 3.10 APPLICATION NO: LA03/2019/0391/F

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| PROPOSAL: | Extension & conversion of garage to form a granny flat |
| SITE/LOCATION: | 19 Glenkeen Avenue, Jordanstown, Newtownabbey |
| APPLICANT: | Stacey & Glen Ward |

Kieran O'Connell, Senior Planning Officer, introduced the Planning Report and associated Addendum to the Committee and made a recommendation to grant planning permission.

The undernoted Elected Members and public speakers addressed the Committee and responded to enquiries from Members as requested –

Councillor Stephen Ross
Councillor Julie Gilmour
Stacey Ward

Proposed by Alderman Campbell
Seconded by Councillor Flanagan

that planning permission be refused

on the proposal being put to the meeting 6 Members voted in favour, 5 against and 0 abstentions, the proposal was declared carried and it was agreed

In favour: Aldermen - F Agnew, T Campbell, T Hogg
Councillors - J Archibald, S Flanagan, B Webb

Against: Councillors - H Cushinan, R Kinnear, R Lynch, M Magill, R Swann

that planning permission be refused for the following reasons, the precise detail of which being delegated to Officers:

- a) The dominance of the proposal judged against the existing neighbouring properties; and**
- b) The significant detrimental impact of the proposal on the character of the Lenamore Area of Townscape Character by virtue of impact on adjacent properties and boundary vegetation.**

ACTION BY: John Linden, Head of Planning

Alderman Brett returned to the Chamber.

ITEM 3.11 APPLICATION NO: LA03/2018/1022/F

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|-----------------------|---|
| PROPOSAL: | Revised access to serve 2 dwellings approved under T/2010/0004/F and T/2010/0005/RM |
| SITE/LOCATION: | 130m east of 44 Belfast Road, Nutts Corner, Crumlin |
| APPLICANT: | Cyril & Jennifer Spence |

Kieran O'Connell, Senior Planning Officer introduced the Planning Report and associated Addendum to the Committee and made a recommendation to refuse planning permission.

The undernoted public speaker addressed the Committee and responded to enquiries from Members as requested –

Robin Park

Proposed by Alderman Hogg
Seconded by Councillor Flanagan and agreed

on the proposal being put to the meeting 7 Members voted in favour, 4 against and 0 abstentions, it was agreed

that planning permission be refused for the following reason:

- 1. The proposal is contrary to Planning Policy Statement 21, Sustainable Development in the Countryside, Annex 1, Policy AMP 3 Access to Protected Routes (Consequential Revision), in that it would, if permitted, result in the creation of a new vehicular access onto a Protected Route, thereby prejudicing the free flow of traffic.**

ACTION BY: John Linden, Head of Planning

ITEM 3.12 APPLICATION NO: LA03/2019/0372/F

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|-----------------------|---|
| PROPOSAL: | Dwelling with integral garage |
| SITE/LOCATION: | 35m South East of 49 Glebe Road, Newtownabbey |
| APPLICANT: | Mr & Mrs J Adair |

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Alderman Agnew
Seconded by Councillor Webb and unanimously agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report.

ACTION BY: John Linden, Head of Planning

ITEM 3.13 APPLICATION NO: LA03/2019/0309/O

PROPOSAL: Infill Dwelling

SITE/LOCATION: Site 1 adjacent to 10 Logwood Road, Bruslee, Ballyclare

APPLICANT: Hazel Jones

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

There were no public speakers to address this item.

Proposed by Alderman Campbell

Seconded by Councillor Magill and unanimously agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement and it fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of PPS21.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of Planning Policy Statement 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a build-up and ribbon of development that will result in a detrimental change to, and erode, the rural character of the countryside.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 1 of PPS 15, Planning & Flood Risk, in that it has not been demonstrated the development, if permitted, would not be at risk from flooding or result in increased levels of flooding elsewhere.**

ACTION BY: John Linden, Head of Planning

ITEM 3.14 APPLICATION NO: LA03/2019/0310/O

| | |
|-----------------------|--|
| PROPOSAL: | Infill Dwelling |
| SITE/LOCATION: | Site 2 approximately 85 metres east of 10 Logwood Road, Bruslee, Ballyclare |
| APPLICANT: | Hazel Jones |

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse outline planning permission.

There were no public speakers to address this item.

Proposed by Councillor Flanagan
Seconded by Alderman Campbell and unanimously agreed

that outline planning permission be refused for the following reasons:

- 1. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 1 of PPS 21, Sustainable Development in the Countryside, in that there are no overriding reasons why this development is essential in this rural location and could not be located within a settlement and it fails to meet with the provisions for an infill dwelling in accordance with Policy CTY 8 of PPS21.**
- 2. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy CTY 14 of PPS 21, Sustainable Development in the Countryside, in that a dwelling on this site would, if permitted, create a build-up and ribbon of development that will result in a detrimental change to, and erode, the rural character of the countryside.**
- 3. The proposal is contrary to the policy provisions of the Strategic Planning Policy Statement and Policy FLD 1 of PPS 15, Planning & Flood Risk, in that it has not been demonstrated the development, if permitted, would not be at risk from flooding or result in increased levels of flooding elsewhere.**

ACTION BY: John Linden, Head of Planning

ITEM 3.15 APPLICATION NO: LA03/2019/0301/O

| | |
|-----------------------|---|
| PROPOSAL: | Proposed dwelling within a cluster |
| SITE/LOCATION: | Site 10m East of 47 Clady Road, Dunadry |
| APPLICANT: | Patrick Moorewood |

The Chairperson advised Members that this application had been withdrawn by the applicant.

NO ACTION

ITEM 3.16 APPLICATION NO: LA03/2019/0134/A

PROPOSAL: Wall Mounted Banner
SITE/LOCATION: 46 Old Carrick Road, Newtownabbey, BT37 0UE
APPLICANT: Abbey Kitchens and Bathrooms Ltd.

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to refuse advertisement consent.

The undernoted public speaker addressed the Committee and responded to enquiries from Members as requested –

Stuart Barnett

Proposed by Alderman Campbell
Seconded by Alderman Hogg

that advertisement consent be granted

on the proposal being put to the meeting 7 Members voted in favour, 5 against and 0 abstentions, it was agreed

In favour: Alderman – Alderman Hogg, Alderman Campbell
Councillors - J Archibald, H Cushinan, S Flanagan, R Kinnear, R Swann
Against: Alderman – F Agnew, P Brett
Councillors – R Lynch, M Magill, B Webb

that advertisement consent be granted.

The reason for a decision contrary to the Officer's recommendation was that Members considered the proposed advertisement would not be detrimental to the amenity or character of the area.

ACTION BY: John Linden, Head of Planning

ITEM 3.17 APPLICATION NO: LA03/2019/0223/F

PROPOSAL: Proposed alteration works, rear extension and new dormers to existing dwelling
SITE/LOCATION: 62 The Beeches, Crumlin, BT29 4FH
APPLICANT: Mr. Ciaran Robinson

Barry Diamond, Principal Planning Officer, introduced the Planning Report and associated Addendum to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Alderman Campbell

Seconded by Alderman Agnew and unanimously agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Addendum Report.

ACTION BY: John Linden, Head of Planning

Councillor Magill left the Chamber and was therefore unable to vote on Item 3.18.

ITEM 3.18 APPLICATION NO: LA03/2019/0172/O

PROPOSAL: Proposed site for dwelling on a farm

SITE/LOCATION: 30m South of no 30 Straid Road, Ballynure

APPLICANT: Ms Christine Ross

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant outline planning permission.

The undernoted public speaker addressed the Committee and responded to enquiries from Members as requested –

David Donaldson

Proposed by Councillor Webb

Seconded by Councillor Lynch

that planning permission be refused

on the proposal being put to the meeting 2 Members voted in favour, 9 against and 0 abstention, the proposal was declared not carried.

In favour: Councillors – R Lynch, B Webb

Against: Aldermen – F Agnew, P Brett, T Campbell, T Hogg
Councillors – J Archibald, H Cushinan, S Flanagan, R Kinnear,
R Swann

A further proposal was then put to the meeting

Proposed by Councillor Cushinan

Seconded by Alderman Hogg

that outline planning permission be granted for the application subject to the conditions set out in the Planning Report.

on the proposal being put to the meeting 9 Members voted in favour, 2 against and 0 abstentions it was agreed

In favour: Aldermen – F Agnew, P Brett, T Campbell, T Hogg
Councillors – J Archibald, H Cushinan, S Flanagan, R Kinnear,
R Swann

Against: Councillors – R Lynch, B Webb

that outline planning permission be granted for the application subject to the conditions set out in the Planning Report.

ACTION BY: John Linden, Head of Planning

Councillor Magill returned to the Chamber.

ITEM 3.19 APPLICATION NO: LA03/2018/0957/F

PROPOSAL: Extension of existing premises to provide new entrance hall, function room, 8 no. additional bedrooms and ancillary accommodation with associated car parking and landscaping

SITE/LOCATION: 5 Corners Guest Inn, 249 Rashee Road, Ballyclare, BT39 9JN

APPLICANT: Thomas McConnell

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Alderman Campbell
Seconded by Councillor Flanagan and unanimously agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report.

ACTION BY: John Linden, Head of Planning

ITEM 3.20 APPLICATION NO: LA03/2019/0265/F

| | |
|-----------------------|--|
| PROPOSAL: | Demolition of existing toilet block and shed. Replacement toilet block and creation of informal open space with footpaths and car parking areas on Avondale Drive. |
| SITE/LOCATION: | Six Mile Water Park. Lands adjacent to Six Mile Water River, Avondale Drive, Ballyclare |
| APPLICANT: | Antrim & Newtownabbey Borough Council |

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Alderman Hogg
Seconded by Councillor Magill and unanimously agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report.

ACTION BY: John Linden, Head of Planning

ITEM 3.21 APPLICATION NO: LA03/2019/0412/F

| | |
|-----------------------|---|
| PROPOSAL: | Extension to site curtilage to facilitate proposed garage and conversion of existing integral garage to bedroom accommodation |
| SITE/LOCATION: | 9 Mill Road, Doagh, Ballyclare |
| APPLICANT: | Mr & Mrs M McNeil |

Barry Diamond, Principal Planning Officer, introduced the Planning Report to the Committee and made a recommendation to grant planning permission.

There were no public speakers to address this item.

Proposed by Councillor Flanagan
Seconded by Alderman Hogg and unanimously agreed

that planning permission be granted for the application subject to the conditions set out in the Planning Report.

ACTION BY: John Linden, Head of Planning

There being no further Committee business the Chairperson thanked everyone for their attendance and the meeting concluded at 7.43 pm.

MAYOR